

STD. PLAN DATE: NOV. 09, 2012

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT / BUILDING DIVISION

APPLICABLE STANDARDS:

2010 CALIFORNIA RESIDENTIAL CODE (CRC); 2010 CALIFORNIA BUILDING CODE (CBC) ASCE 7-05;
2010 CALIFORNIA PLUMBING CODE (CPC); 2010 CALIFORNIA ELECTRICAL CODE (CEC);
2010 CALIFORNIA MECHANICAL CODE (CMC); 2008 BUILDING ENERGY EFFICIENCY STANDARDS (BEES);
2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CBGG); AND THE NEWPORT BEACH
MUNICIPAL CODE (NBMC)

FLOOD ZONE:

PROJECTS LOCATED WITHIN FEMA SPECIAL HAZARD FLOOD ZONES ARE REQUIRED TO PROVIDE DETERMINATION OF SUBSTANTIAL IMPROVEMENT. SEE PLAN CHECK ENGINEER OR PLAN CHECK SUPERVISOR FOR ASSISTANCE.

LIQUIFACTION ZONE:

MINIMUM FOUNDATION EMBEDMENT AND REINFORCEMENT PER CITY POLICY CBC 1803.5.11



STANDARD BLOCK WALL PLAN

PERIODIC & SPECIAL INSPECTION NOTES:

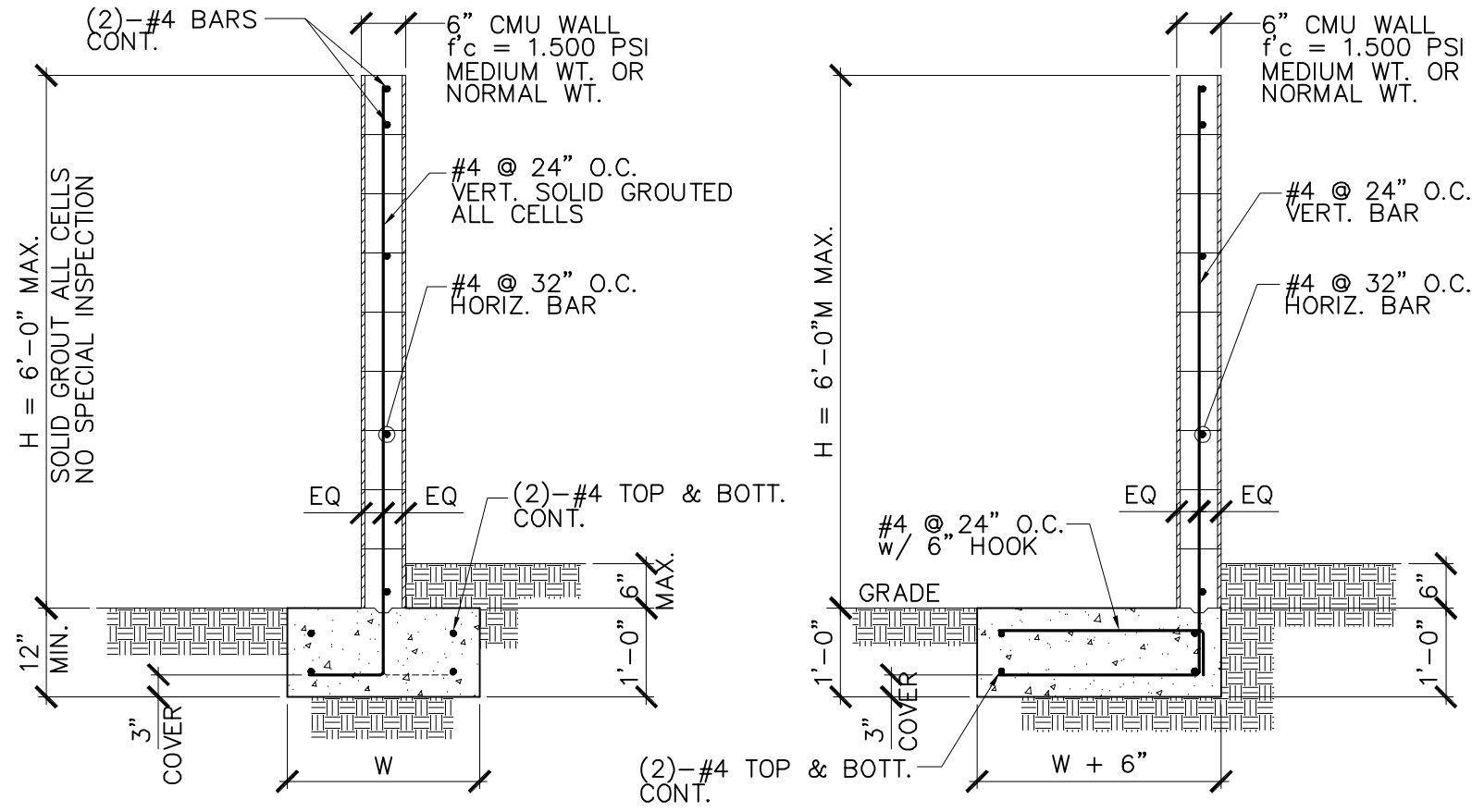
TABLE 1704.5.1
LEVEL 1 SPECIAL INSPECTION

INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA		
	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	IBC SECTION	AO 530/ASCE 5/TMS 402	AO 530/ASCE 6/TMS 602
1. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:					
A. PROPORTIONS OF SITE- PREPARED MORTAR.	-	X	-	-	Art. 2.6A
B. CONSTRUCTION OF MORTAR JOINTS.	-	X	-	-	Art. 3.3B
C. LOCATION OF REINFORCEMENT CONNECTORS, PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	-	Art. 3.4, 3.6A
D. PRESTRESSING TECHNIQUE.	-	X	-	-	Art. 3.6B
E. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	-	Art. 2.4B, 2.4H
2. THE INSPECTION PROGRAM SHALL VERIFY:					
A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	-	X	-	-	Art. 3.3G
B. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	-	X	-	-	Sec.1.2.2(c), 2.1.4, 3.1.6
C. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT.	-	X	-	-	Sec.1.13
D. WELDING OF REINFORCING BARS.	X	-	-	-	Sec.2.11.0.7.2, 3.3.3.4(b)
E. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F).	-	X	-	-	Sec.2104.3, 2104.4
F. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.	-	X	-	-	Art. 3.6B
3. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:					
A. GROUT SPACE IS CLEAN.	-	X	-	-	Art. 3.2D
B. PLACEMENT OF REINFORCEMENT AND CONNECTORS AND PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	-	Sec.1.13
C. PROPORTIONS OF SITE- PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	-	X	-	-	Art. 2.6B
D. CONSTRUCTION OF MORTAR JOINTS.	-	X	-	-	Art. 3.3B
4. GROUT PLACEMENT SHALL BE * VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS.	X	-	-	-	Art. 3.5
A. GROUTING OF PRESTRESSING * BONDED TENDONS.	X	-	-	-	Art. 3.6C
5. PREPARATION OF ANY REQUIRED* GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	X	-	-	-	Sec.2105.2.2, 2105.3
6. COMPLIANCE WITH REQUIRED* INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.	-	X	-	-	Art. 1.5

FOR SI : °C = (°F-32)/1.8

a. THE SPECIFIC STANDARDS REFERENCED ARE THOSE LISTED IN CHAPTER 35.

* SPECIAL INSPECTION IN ITEM #4, 5, & 6 ARE EXEMPT FOR CITY STD. PLAN, PROPERTY LINE WALL, PROVIDED CITY INSPECTOR HAS INSPECTED AND APPROVED GROUTING TO PROCEED.



H	W	NOTE
4'-0"	1'-8"	A
5'-0"	2'-0"	A
6'-0"	2'-2"	A

NOTE:

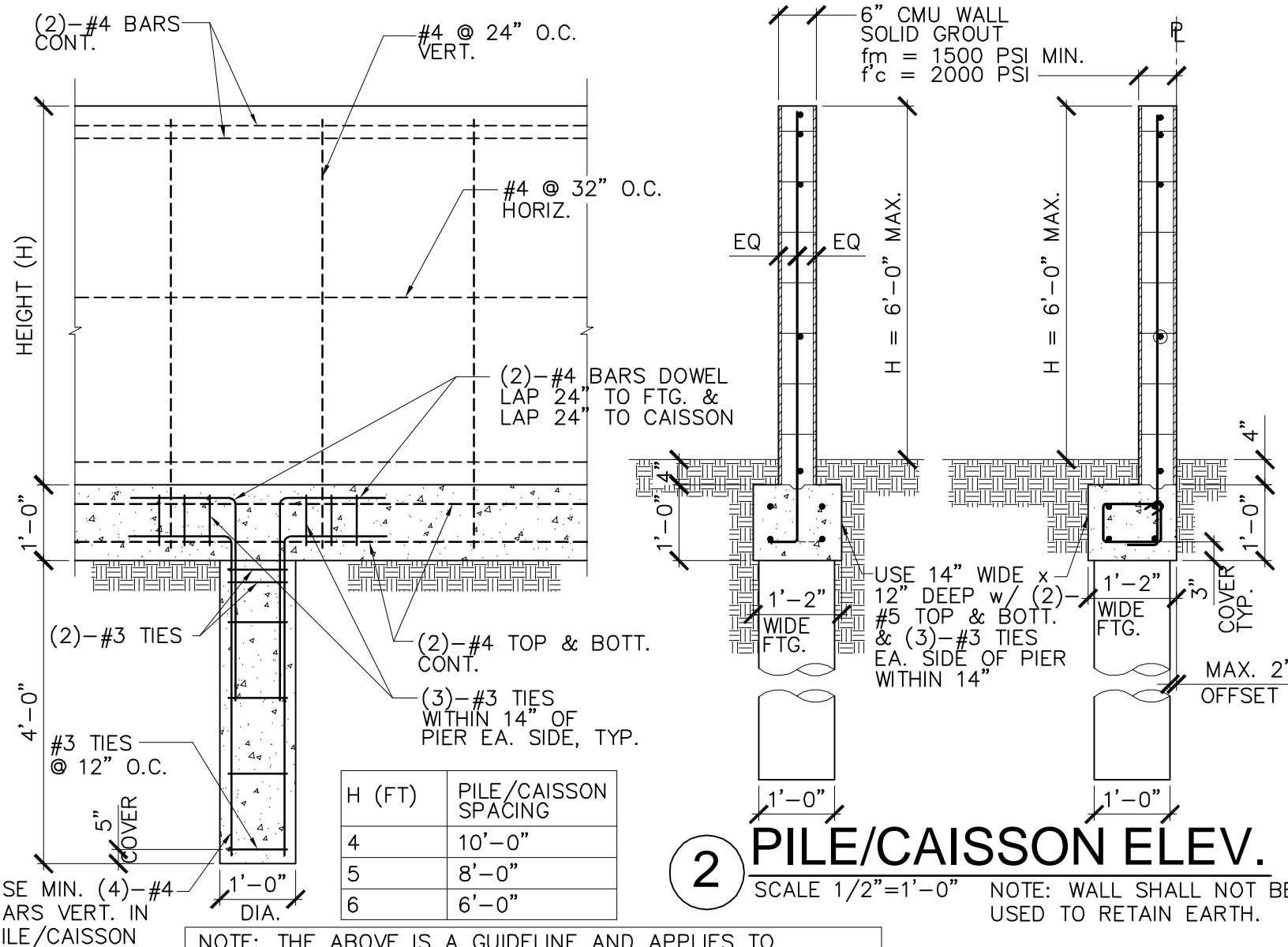
A. ALL FOOTING IN LIQUIFACTION ZONE SHALL BE 24" DEEP & SHALL HAVE MIN. (2)-#5 TOP & BOT.

3A FENCE WALL ELEV.

SCALE 1/2"=1'-0" EXPOSURE "c" Ww = 16.2 PSF

3B FENCE WALL ELEV.

SCALE 1/2"=1'-0" EXPOSURE "c" Ww = 16.2 PSF



2 PILE/CAISSON ELEV.

SCALE 1/2"=1'-0" NOTE: WALL SHALL NOT BE USED TO RETAIN EARTH.

NOTE: THE ABOVE IS A GUIDELINE AND APPLIES TO NORMAL CONDITION. A PROFESSIONAL ENGINEER SHOULD BE CONSULTED WHERE UNUSUAL CONDITIONS EXIST.

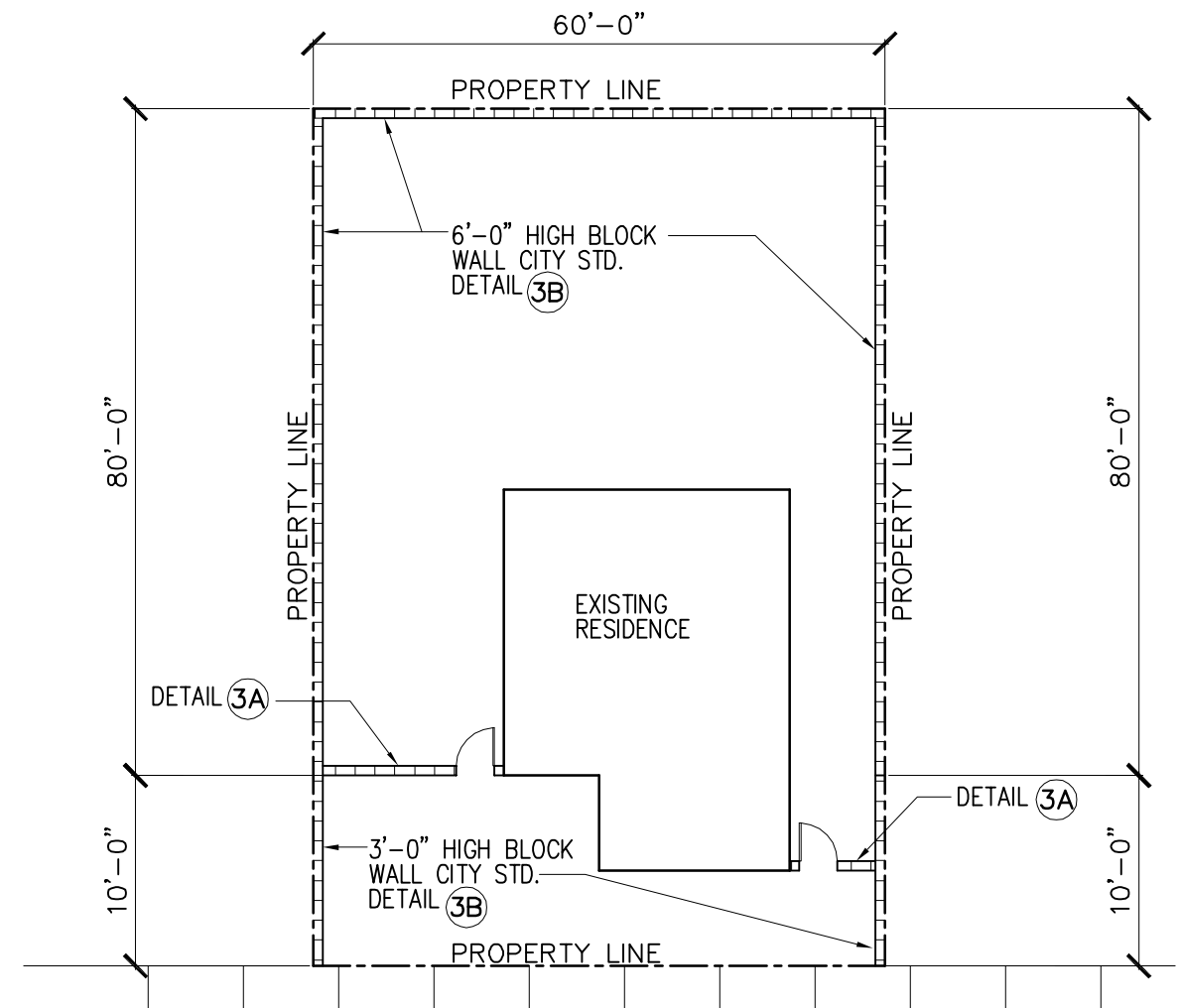
GENERAL NOTES:

- CONCRETE BLOCK (ASTM C-90) GRADE "N" CONFORMING TO ASTM C-90 NORMAL WEIGHT UNITS WITH MAXIMUM LINEAR SHRINKAGE OF 0.06%, f_m = 1500 PSI
- CONCRETE CONCRETE MIX SHALL BE TYPE II, 2500 PSI STRENGTH AT 28 DAYS. IN SALT WATER ENVIRONMENT OR CORROSIVE SOILS, USE TYPE V, 4500 PSI STRENGTH AT 28 DAYS.
- GROUT GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
- MORTAR (ASTM C-270) MORTAR SHALL BE OF TYPE "S" OR "N" HAVING MIN. STRENGTH OF 2000 PSI.
- STEEL REINFORCING BARS (ASTM 615) REINFORCING BARS SHALL BE MIN GRADE 40, F_y = 40KSI FOR #4 AND SMALLER AND GRADE 60, F_y = 60 KSI FOR #5 AND LARGER AS PER ASTM 615 BILLET STEEL.
- EXPANSION JOINTS EXPANSION JOINTS SPACING SHALL NOT EXCEED 30 FT LENGTH.
- CLEAN OUTS PROVIDE CLEAN OUTS FOR ALL LIFTS GREATER THAN 4 FT.
- BLOCK PATTERN BLOCKS SHALL BE INSTALLED IN RUNNING BOND SUCH THAT THE HEAD JOINTS IN SUCCESSIVE COURSES ARE HORIZONTALLY OFFSET AT LEAST 1/4 UNIT LENGTHS.
- FOOTINGS BOTTOM OF FOOTING SHALL BE LEVEL. STEPPED FOOTING SHALL HAVE THE HORIZONTAL OVERLAP EQUAL TWICE THE VERTICAL STEP. USE MIN. OF (2)-#4 BARS (2 BARS) TOP AND BOTTOM AT STEP. THERE SHALL BE MIN. 3" INCH COVER FOR ALL REINFORCING BARS IN CONCRETE FOOTING CAST AGAINST EARTH.
- FINISHED GRADE SOIL SHALL BE LEVEL ON EACH SIDE OF THE FENCE WALL. MAXIMUM OF 6 INCHES OFFSET IS PERMITTED IN THE GRADE LEVEL PROVIDED IT DOES NOT SUPPORT OTHER SURCHARGE LOADS.
- SOILS FOOTING DEPTH SHALL BE MIN 12 INCHES INTO UNDISTURBED NATURAL SOILS. FOOTINGS SHALL BE MIN OF 24 INCHES DEEP IN LIQUIFACTION ZONE AND SHALL HAVE MIN (2) #5 TOP AND BOTTOM. ALLOWABLE SOIL BEARING IS 1500 PSF PER TABLE 1804.2 CBC.
- GROUTING ALL CELLS SHALL BE SOLID GROUTED IN WALLS.
- STEEL BARS LOCATION STEEL REINFORCING BARS SHALL BE PLACED IN THE CENTER. ALL BAR LAPS SHALL BE 48 BAR DIAMETER. IN NO CASE SHALL THE CONCRETE COVER AROUND BARS BE LESS THAN 1 1/2 INCHES. REINFORCING BARS SHALL BE CLEAN OF ALL RUST.
- PROPERTY CORNERS PROPERTY CORNER SHALL BE MONUMENTED (LOCATED) BY A LICENSED SURVEYOR PRIOR TO STARTING THE CONSTRUCTION.
- SHARED COMMON WALLS COMMON WALLS SHALL BE DOCUMENTED BY JOINT AGREEMENT TO BOTH LOTS IN WRITING. EVIDENCE OF SIGNED JOINT AGREEMENT SHALL BE FILED WITH THE CITY AT TIME OF PERMIT ISSUANCE.
- PROJECTIONS NO PROJECTIONS ALLOWED IN THE PUBLIC RIGHT OF WAY INCLUDING STONE CAP OR TRIM.

INSTRUCTIONS:

SKETCH YOUR PROPERTY IN THE SPACE PROVIDED ON YOUR RIGHT, SHOWING THE FOLLOWING:

- LABEL PROPERTY LINES.
- SHOW LOCATION OF WALLS AND PILASTER RELATIVE TO PROPERTY LINES.
- DIMENSION THE LENGTH OF EACH WALL.
- SPECIFY THE HEIGHT OF EACH WALL.
- SPECIFY THE RELATIVE ELEVATION OF ADJOINING PROPERTY (HIGHER, LOWER).
- SPECIFY IF THERE IS A SLOPE WITHIN FIVE FEET OF FENCE LOCATION.
- SPECIFY THE CITY SECTION DETAIL NUMBER TO BE USED.
- SHOW PUBLIC EASEMENT (IF ANY).
- IS THE MAIN ENTRY ON THE SIDE YARD? ☐ YES, ☐ NO
- SHOW ANY PROJECTION OF WALLS, PILASTERS, AND FOUNDATION BEYOND THE PROPERTY LINE. ALSO, PROVIDE A SIGNED LETTER OF AUTHORIZATION FOR SUCH PROJECTION FROM AFFECTED NEIGHBORS.



SITE PLAN (EXAMPLE)

SCALE 1/8"=1'-0"

SITE PLAN

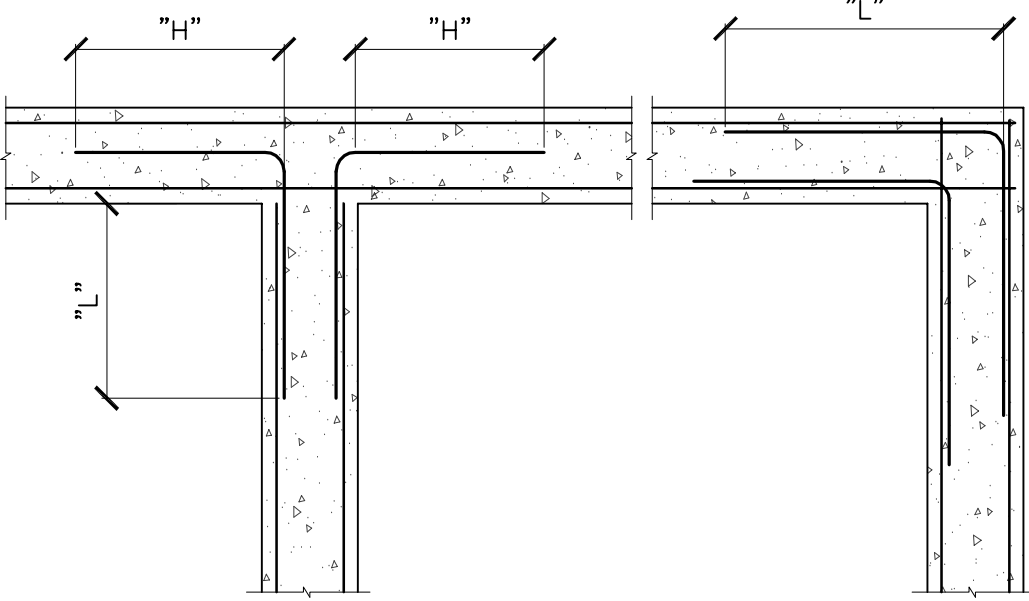
SCALE 1/8"=1'-0"

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

SCOPE OF WORK: _____

PROJECT ADDRESS:	
OWNER'S NAME:	
TEL. NO.:	
CONTRACTOR:	LICENSE NO.:



@ CROSS WALL

@ CORNER

BAR	STRAIGHT LAP (L)	HOOK LAP (H)
#4	20"	10"
#5	24"	12"

4 CONCRETE REINFORCING

SCALE 1"=1'-0"